

WORCESTERSHIRE COUNTY COUNCIL

RECORD OF MEMBER DELEGATED DECISION

Specialised Housing for People with Learning and Physical Disabilities – Capital Funding – Upper Ford Lodge cluster flats for people with complex autism

Date Of Decision	24 July 2017
Decision Maker	Mr Adrian Hardman, Cabinet Member with Responsibility for Adult Social Care
Brief Description Of Decision	<p>The Cabinet Member with Responsibility for Adult Social Care:-</p> <p>a) Has agreed that the Council contributes capital funding of up to £800,008 to build 8 flats and communal areas for people with complex autism on a site near Droitwich owned by Fortis Living; and</p> <p>b) Authorised the Director of Adult Social Care to take all necessary steps to give effect to the above decision.</p>
Reason(s) For Decision	<p>As set out in the report.</p> <p>Fortis Living has planning permission to build 8 specialist flats, with communal areas and staff space at Upper Ford Lodge, Ford Lane, Droitwich, WR9 0BQ, The flats will be for people with complex autism and the care/support will be provided by Autism West Midlands. The Council intends to contribute between £400,000 and £800,008 of a £5M Community Capacity Grant to Fortis Living who are generating additional funding from the Homes and Communities Agency and their own resources. (The figure depends on the amount of housing benefit the scheme attracts following the outcome of the government's consultation on capping housing benefit for supported housing at the Local Housing Allowance)</p> <p>The proposed development will meet the needs of Council funded service users at the higher end of the autistic spectrum, there is no similar development of this kind currently in Worcestershire. The needs assessment being developed for the draft Supported Living</p>

	<p>Strategy 2017- 2020 has identified a need for three such schemes.</p> <p>Such a scheme will mean that fewer service users will need to have their support needs met by moving out of the County and it will widen the types of accommodation available to this service user group</p> <p>The use of capital funding is necessary to enable the Council to secure and specifically 'shape' and influence this development to best match identified need, location and the most financially viable service model.</p> <p>The projected revenue savings will be achieved through service users moving into the scheme who would otherwise have entered residential care and will improve outcomes for service users resulting in lower support costs.</p> <p>Such a housing scheme would be of financial benefit to the Council as we will have allocation rights to all the flats. The annual saving to DAS once the scheme is full is estimated at £213,883 per annum. A detailed analysis has been undertaken which indicates that the return to the Council of the maximum investment of £800,008 would be fully achieved after six years.</p>
<p>Alternative Options Considered And Rejected</p>	<p>No investment, but less beneficial for the Council</p>
<p>Any Conflict of Interest declared by a consulted Cabinet Member/ any dispensation granted</p>	<p>None.</p>
<p>Signature of decision-maker</p>	<p>Mr A I Hardman</p>